

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

Item 4, Report No. 32, of the Committee of the Whole (Public Hearing) which was adopted, as amended, by the Council of the City of Vaughan on September 16, 2015, as follows:

By receiving Communication C1 from Ms. Sandy Salerno, dated September 9, 2015.

4

**OFFICIAL PLAN AMENDMENT FILE OP.15.004
ZONING BY-LAW AMENDMENT FILE Z.15.012
REX-CON CONSTRUXION CORP. AND 1257665 ONTARIO INC.
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated September 9, 2015, be approved;
- 2) That the following deputations and communications be received:
 1. Mr. Michael Manett, MPlan Inc., Foxwood Road, Thornhill, on behalf of the applicant;
 2. Mr. Robert Maggiacomo, Rockview Gardens, Concord;
 3. Ms. Cathy Ferlisi, Southview Drive, Concord, C19, dated August 24, 2015, and Communication C50, presentation material titled “*Support Concord West R1V Old Village Designation*” dated September 9, 2015;
 4. Ms. Linda Giancola, Rockview Gardens, Concord, and Communication C26, dated August 24, 2015;
 5. Ms. Jeanne Morson, Southview Drive, Concord;
 6. Ms. Rosetta DePricso, Southview Drive, Concord;
 7. Mr. Dominico Paolo, Hillside Avenue, Vaughan;
 8. Ms. Silvana Galloro, Southview Drive, Concord;
 9. Mr. Enzo Morson, Southview Drive, Concord;
 10. Mr. Bruno Trasolini, Denbigh Crescent, Toronto; and
 11. Ms. Teresa Panezutti, Rockview Gardens, Concord, and Communication C39, dated August 20, 2015; and
- 3) That the following communications be received:
 - C1 Rosa and Gabriele Damico, Southview Drive, Concord, dated August 23, 2015;
 - C2 Ms. Silvana Bianchi, Rockview Gardens, Concord, dated August 23, 2015;
 - C3 Ms. Giuseppina Virgioni, Baldwin Avenue, Concord, dated August 23, 2015;
 - C4 Ms. Connie Miceli, Southview Drive, Concord, dated August 23, 2015;
 - C5 Benvenuto and Rosina Trozzo, Southview Drive, Concord, dated August 23, 2015;
 - C6 Fredrick, Doinic, Bruno, Aurelio, Liliana Nuosci and Caterina Sorbara, Baldwin Avenue, dated August 23, 2015;
 - C7 Cesare and Angela Bruno, Rockview Gardens, Concord, dated August 23, 2015;
 - C8 Natalina and Fernando Miranda, Southview Drive, Concord, dated August 23, 2015;
 - C9 Tony and Faye Bruni, dated August 24, 2015;
 - C10 Gabriele and Anna DiNorscia, Keeleview Court, Concord, dated August 23, 2015;
 - C11 Maria and Luigi Minici, Baldwin Avenue, Concord, dated August 23, 2015;
 - C12 Mr. Antonio Franco, Baldwin Avenue, Concord, dated August 23, 2015;
 - C13 Anita and Paul DeRose, Southview Drive, Concord, dated August 23, 2015;
 - C14 Gina Doldolea and Daoud Klana, Baldwin Avenue, Concord, dated August 23, 2015;
 - C15 Rino and Delfina Mascarin, Southview Drive, Concord, dated August 23, 2015;
 - C16 Mr. Constantino DiMarco, Baldwin Avenue, Concord, dated August 23, 2015;

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- C17** Rose, Gabriel, Anthony, Victoria DiMarco, Baldwin Avenue and Anna Alonzo, Southview Drive, Concord, dated August 24, 2015;
- C18** George and Julie Seemann, Rockview Gardens, Concord, dated August 25, 2015;
- C20** Benedetto, Giuseppina, Robert and Mauro Antonini, Baldwin Avenue, Concord, dated August 24, 2015;
- C21** Mr. Silvio Rotolone, Keeleview Court, Concord, dated August 24, 2015;
- C22** Ms. Nicola DiPaolo, Keeleview Court, Concord, dated August 24, 2015;
- C23** Mr. Antonio Liberata, Keeleview Court, Concord, dated August 24, 2015;
- C24** Matthias and Elizabeth Untderlander, Southview Drive, Concord, dated August 24, 2015;
- C25** Giuseppe and Eva Viele, Southview Drive, Concord, dated August 24, 2015;
- C27** Cesil and Valda Nichols, Southview Drive, Concord, dated August 24, 2015;
- C28** Sabino, Agnes and Onorio Catenacci, Highway 7, Concord, dated August 24, 2015;
- C29** Mr. Adino Venir, Southview Drive, Concord, dated August 24, 2015;
- C30** Dirce Mascherin, Rockview Gardens, Concord, dated August 26, 2015;
- C31** Anna and Angelo Primomo, Southview Drive, Concord, dated August 26, 2015;
- C32** Pasqua and Giuseppe Romolo, Southview Drive, Concord, dated August 26, 2015;
- C33** Antonio and Giuseppina Baldasini, Southview Drive, Concord, dated August 26, 2015;
- C34** Natalie, Gabriel, Giovanna, Gino and Maria D’Orazio, Hillside Avenue, Concord, dated August 26, 2015;
- C35** Ernesto and Anna Romano, Rockview Gardens, Concord, dated August 26, 2015;
- C36** Danny and Anna Caporrella, Southview Drive, Concord, dated August 27, 2015;
- C37** C. Martino, Southview Drive, Concord, dated August 27, 2015;
- C38** Mr. and Mrs. G. Chiarlitti, dated August 31, 2015;
- C42** Petition, dated September 3, 2015;
- C43** The Baldassini Family and the Marchione Family, Southview Drive, Concord, dated September 4, 2015;
- C44** Mr. Alfredo G. Mastrodicasa, dated September 7, 2015;
- C45** Ms. Josephine Mastrodicasa, President, Concord West Rate Payers Association, dated September 7, 2015;
- C46** Ms. Rosalinda Tiberini, Hillside Avenue, Concord, dated September 5, 2015; and
- C48** Petition, dated July 7, 2015, submitted by Josephine Mastrodicasa, President of Concord West Seniors Club and Concord West Ratepayers Association (on behalf of Concord West residents).

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.004 and Z.15.012 (Rex-con Construxion Corp. and 1257665 Ontario Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 14, 2015
- b) Circulation Area: 150 m plus expanded polling area, as shown on Attachment #2, and to the Concord West Ratepayers Association
- c) Comments Received as of August 25, 2015:
 - i) Humphries Planning Group Inc., Chrislea Road, correspondence dated July 28, 2015, requesting notification of the Vaughan Committee of the Whole and Council meetings for these applications;
 - ii) Concord West Seniors Club, Keele Street, correspondence dated July 7, 2015, regarding a petition of objection citing perceived concerns that the subject lands are inappropriate for intensification and concern about preserving the historical character of the established Concord West neighbourhood;
 - iii) Seniors of Concord West, correspondence dated July 29, 2015, regarding a petition of objection and perceived concerns about increased traffic, the preservation of mature trees, approved intensification areas impact their community and additional intensification within the community is not appropriate, and compatibility with the surrounding community;
 - iv) C. Miceli, Southview Drive, correspondence dated July 6, 2015 and August 23, 2015, regarding an objection to the development proposal regarding the change to the lot orientation and the precedent that may be created to support additional lot severance applications in the Concord West neighbourhood. C. Miceli would also like to see additional parks in the community, and a road connection from Southview Drive to Regional Road 7;
 - v) B. & M. Trasolini, Hillside Avenue, correspondence dated August 11, 2015, regarding an objection to the development proposal and the concern about the change to the character of the community, and negative financial impact on their property;
 - vi) C. Ferlisi, J. Ferlisi, F. Ferlisi, M. Ferlisi, J. Ferlisi, Southview Drive, correspondence dated July 2, 2015, respecting an objection to the proposed reduction in lot size and the perceived negative impact to the community;
 - vii) M. Bonfini, M. Bonfini, R. Bonfini, and T. Bonfini, correspondence dated August 16, 2015, respecting an objection to smaller lot sizes in order to protect the character of the R1V Old Village Residential community;
 - viii) R. Maggiacomo, G. Maggiacomo, A. Filbrandt, I. Pellecchia, M. Pellecchia, M. Pellecchia, Rockview Gardens, correspondence dated August 15, 2015, respecting their objection to the development proposal and their concerns to protect the original village community, the precedent the development proposal would set to enable additional severances, perceived increased traffic, impacts to snow removal and garbage collection, strain on the existing sewer and water services, and that the development proposal does not comply with VOP 2010 policy;
 - ix) R. Damico, G. Damico, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the smaller lot sizes, and preference to maintain the existing large lots;

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- x) S. Bianchi, Keele Street, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and preference to maintain the existing larger lots that create a secluded and peaceful neighbourhood;
- xi) G. Virgioni, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and would like the existing large lots to remain;
- xii) C. Bruno, A. Bruno, Rockview Gardens, correspondence dated August 23, respecting an objection to the smaller lot size; purchased in this community for the large lots;
- xiii) N. Miranda, F. Miranda, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and concerned about the precedent that the development proposal would set to enable additional severances;
- xiv) G. DiNorscia, A. DiNorscia, Keeleview Court, correspondence dated August 23, 2015, respecting an objection to the proposal and the perceived negative impact to property values;
- xv) C. DiMarco, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like to see the existing large lots in the area remain;
- xvi) R. Mascarin, D. Mascarin, Southview Drive, correspondence dated August 23, 2015 respecting an objection to the proposal due to the perceived negative impact to property values;
- xvii) G. Doldolea, D. Klana, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal due to the perceived negative impact to property values and the precedent that may be set to enable additional severances;
- xviii) A. DeRose, P. DeRose, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the proposal due to the perceived increase in traffic;
- xix) A. Franco, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the existing large lots in the community to be maintained;
- xx) M. Minici, L. Minici, M. Minici, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the two large lots to be maintained so that their home does not face other homes;
- xxi) F. Nuosci, D. Nuosci, B. Nuoci, A. Nuosci, L. Nuosci, C. Sorbara, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; purchased their home because it did not face other homes; they feel this proposal would negatively impact their family;
- xxii) B. Trozzo, R. Trozzo, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the large lots to be maintained; and,

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- xxiii) T. Bruni, F. Bruni, Southview Drive, correspondence date August 24, 2015, respecting an objection to the proposal, due to perceived traffic congestion, street parking problems, and reduced property values.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2, to facilitate future severances of two existing lots, together having 98.41 m of frontage on Baldwin Avenue to create 6 residential lots for single-detached dwellings consisting of lot frontages ranging from 15.24 m to 18.29 m and lot areas ranging from 507.1 m² to 602.5 m² along Baldwin Avenue, as shown on Attachment #3:

1. Official Plan Amendment File OP.15.004 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands designated “Low Rise Residential” and identified as “Community Area”, including lot configuration and size, built form, and physical character of the surrounding developments.
2. Zoning By-law Amendment File Z.15.012 to rezone the subject lands from R1V Old Village Residential Zone (minimum 30 m frontages) to R2 Residential Zone (minimum 15 m frontages).

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located on the southwest corner of Rockview Gardens and Baldwin Avenue, and on the northwest corner of Southview Drive and Baldwin Avenue, municipally known as 23 Rockview Gardens and 10 Southview Drive, respectively, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010. The designation permits single detached dwellings and there is no associated density requirement.▪ VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria directs that new development is designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, proposed new development in an established “Community Area” shall pay particular attention to, but not limited to, local lot patterns, size and configuration, and existing building types with similar setbacks.

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	<ul style="list-style-type: none"> ▪ “Community Areas” are generally established within older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards, and lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscaped properties and streetscapes. ▪ As the proposed infill development is located on and within a predominantly existing established large lot residential subdivision, the proposal does not address the compatibility criteria for new development within existing “Community Areas”, and therefore, an amendment to VOP 2010 is required. <p>Attachment #2 to this report shows smaller lot sizes in the vicinity, including directly to the east and south on lots zoned R3 Residential Zone (single detached on minimum 12 m frontages) and R5 Residential Zone (single and semi-detached on minimum 7.5 m/unit frontages), where the applicant will need to demonstrate through the Official Plan Amendment application the compatibility of the proposal with the existing neighbourhood fabric</p>
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with minimum lot frontage of 30 m and lot area of 845 m². ▪ The Owners are proposing to rezone two existing single detached residential lots from R1V Old Village Residential Zone to R2 Residential Zone. The R2 Residential Zone in Zoning By-law 1-88 requires a minimum lot frontage of 15 m and a minimum lot area of 450 m² per unit. <p>The 6 proposed lots as shown on Attachment #3 exceed the minimum requirements of the R2 Residential Zone of Zoning By-law 1-88 as follows:</p> <ol style="list-style-type: none"> minimum lot frontages ranging from 15.24 m to 18.29 m; and, minimum lot areas ranging from 507.1 m² to 602.5 m². <ul style="list-style-type: none"> ▪ The Owners have not requested any amendments to the minimum development standards (e.g. building setbacks, height, etc.) of the R2 Residential Zone, and are proposing to comply in all respects. ▪ The Owners have submitted a Zoning By-law Amendment application to implement the proposed R2 Residential Zone and to facilitate the future creation of 6 lots for single-detached dwellings.

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Surrounding Land Uses	▪ Shown on Attachment #2.
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Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a “Community Area”.
b.	Appropriateness of Proposed Rezoning and Uses	▪ The appropriateness of the proposed rezoning of the subject lands to facilitate the future creation of 6 lots for single detached dwellings, as shown on Attachment #3, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, minimum development standards, built form compatibility, and traffic impact.
c.	Functional Servicing Report	▪ The Owners have submitted the following reports in support of the development proposal, which must be reviewed and approved to the satisfaction of the York Region Transportation and Community Planning Development and the Vaughan Development Engineering and Infrastructure Planning Services Department: <ul style="list-style-type: none">▪ Functional Servicing Report, 23 Rockview Gardens▪ Functional Servicing Report, 10 Southview Drive
d.	Arborist Report and Tree Inventory	▪ The Arborist Report and Tree Inventory, prepared by Graves Oak Tree Care Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Planning Department. ▪ The health of the trees and trees to be removed and preserved, and any addition of trees, will be reviewed and identified in the future technical report.
e.	Planning Justification Report	▪ The Planning Justification Report, prepared by MPlan Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Development Planning Department.

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f.	Urban Design and Sustainability Brief	<ul style="list-style-type: none">▪ The Urban Design and Sustainability Brief, prepared by MPlan Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Development Planning Department.
g.	Parkland Dedication	<ul style="list-style-type: none">▪ Should the subject development applications be approved through the Consent (Severance) Application process, the requirement for Cash-in-Lieu of Parkland Dedication to the City of Vaughan in accordance with the Planning Act and the City's Cash-in-Lieu Policy will be determined.
h.	Future Consent Application	<ul style="list-style-type: none">▪ Should the subject development applications be approved, the Owners will be required to submit Consent Applications to the City of Vaughan for severance to create 6 lots for single-detached dwellings. The Owner must successfully obtain approval of the Consent Applications from the Vaughan Committee of Adjustment and satisfy any conditions of the Committee.
i.	Servicing	<ul style="list-style-type: none">▪ Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if the subject applications are approved. Should servicing capacity be unavailable, the lands will be zoned with the Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The development proposal has been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be identified and addressed when the technical report is considered. The Owners have requested York Region to exempt Official Plan Amendment File OP.15.004 from Regional approval, as the applications can be considered to be a matter of local rather than regional significance. On July 16, 2015, the York Region Development Review Committee considered this application and granted exemption from approval by Regional Council. Should Vaughan Council approve Official Plan Amendment File OP.15.004, the Regional exemption would enable the Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map & Expanded Polling Area
3. Conceptual Site Plan

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Subject: FW: Preserve R1V designation in Concord West

C	<u>1</u>
Item #	<u>4</u>
Report No.	<u>32</u>
<u>Council - September 16/15</u>	

Sent from my BlackBerry 10 smartphone on the Bell network.

Original Message

From: Sandy Salerno <sandy.salerno@hotmail.com>

Sent: Wednesday, September 9, 2015 5:36 PM

To: Racco, Sandra; maurizio.bevilaqua@vaughan.ca; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: Preserve R1V designation in Concord West

I am writing on behalf of my family residing at 71 Southview Drive and for Orlando and Giulia Salerno residing at 81 Southview Drive. We are requesting your support and vote against the application to divide lots on Southview Drive and Rockview Gardens which are zoned R1V.

We are requesting an explanation about the current zoning of the R1V lots in our community, why is there possibility for this application to meet requirements for approval? What will the City do to ensure any loopholes in the current zoning are removed to ensure the Lots designated R1V remain R1V?

I thank you for your support and an explanation about how our community is zoned?

Sincerely,

Sandy Salerno

Sent from my iPhone

COMMUNICATION

CW (PH) - SEPT 9/15

ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 8:34 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I live at 131 Southview Drive and I am opposed to this rezoning. We moved from Toronto to this neighbourhood so long ago because of the big lots. We love our house, our garden and our neighbourhood. Please don't change the rezoning.

Thank you.

Rosa Damico

Gabriele Damico
Rosa Damico
131 Southview Drive
Concord, Ontario
905-738-9404

C 2
COMMUNICATION

CW (PH) - SEP 9/15

ITEM - 4

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 8:30 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I lived in this neighbourhood for 44 years - I am now retired and living in a condo in Maple. I am opposed to this rezoning because the area should remain exclusive - big lots. This is the reason that my family moved from the city to Concord. It should remain prestigious are with large lots, secluded and peaceful.

When we lived here it was paradise - no disturbances.

Please do not vote for this rezoning.

Thank you for listening.

Silvana Bianchi

10211 Keele Street
Unit 229
Maple, Ontario

My Concord address:
78 Rockview Gardens

<u>C 3</u> COMMUNICATION CW (PH) - <u>Sept 9/15</u> ITEM - <u>4</u>

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 8:12 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I have lived in the neighbourhood for a very long time. I moved here in 1976. I have a very BIG lot - bigger than most people. I grow my vegetables and love to garden. My late husband and I bought this lot in this neighbourhood because all of the lots were big. I like this neighbourhood the way it is. I am very opposed to this rezoning.

Please do not vote for this.

Thank you.

Giuseppina Virgioni
39 Baldwin Avenue
Concord, Ontario

CW (PH) - SEPT 9/15

ITEM - 4

From: Connie Miceli [mailto:cmiceli10@gmail.com]

Sent: Sunday, August 23, 2015 1:25 PM

To: Bevilacqua, Maurizio; Racco, Sandra; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: Planning File OP15.004 & | 15.012 RIV - Old Village zoning for Southview Drive and Rockview Gardens

My name is Connie Susan Miceli and I have lived on Southview Drive since January 1979 I have seen many negative changes to this area like closing Southview Drive to Keele Street, building a plaza at the corner of Southview and Jardin and closing Southview to Hwy 7. I disagree strongly with the plan to change and divide the large lot on Southview and the one on Rockview Gardens. These two lots should remain facing the current streets which they are on and not be changed to faced Baldwin. The construction company and the current owners of said properties are being greedy individuals who have no consideration for others that live in this area. Money is only reason that they wish to change the By-law to have 6 homes instead of the current two. I know that City of Vaughan would also gain more tax dollars by having 6 homes instead of two. If the zoning by-law changes then, the greedy win again and then what is to prevent others with the large lots to sale their properties and create 40 to 50 ft frontage residential lots. The said lots were created that way and should remain as they are. If the builder wants to create two beautiful large homes on the existing lot sizes then be my guest but I guess that dividing the lots from two lots into six would prove more monetary benefit to them increasing their monetary profits.

For ONCE can the City of Vaughan Council MEMBERS stand by the wishes of the residences in this area and say NO NO NO to changing the zoning and say NO to this builders application? Can Vaughan Council show respect for the existing home owners of this area? There is more to life than MONEY.

If the builder builds two large homes they would still make money from this purchase.

Also on side note it would be nice to have an open, visible park on the those lots and put the residential development where the Southview Park exists. I know that will never happen so leave things the way they are. Opening Southview Drive to Hwy 7 would also benefit this area because this closure has created major traffic problems for many residences who live in this area.

Thank you for reading my thoughts on this matter. Please let me know if you have received my comments about this application. Please take my comments into consideration on September 9 2015 and vote NO to the BY-Law to divide these two lots into 6.

Regards, Connie

C 5
COMMUNICATION

CW (PH) - Sept 9/15
ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:14 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPPOSED TO op.15.004 and Z.15.012

To all addressed above,

I am one of the first residents of Southview Drive on the south side. I live at 7 Southview Drive. I want the area left as it is. I am opposed to the rezoning.

Thank you.

Benvenuto and Rosina Trozzo
7 Southview Drive
Concord, Ontario
L4K 2K8

C 6
COMMUNICATION

CW (PH) - SEPT 9/15
ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:21 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPPOSED TO OP15.004 and Z15.012

To all addressed above,

My family has lived at 15 Baldwin Avenue since 1981. We purchased our home because of the large lots and because it did NOT face other homes. There are so many problems associated with this potential rezoning that would detrimentally impact our family. It is really going to change the area in a bad way.

My entire family is opposed to this rezoning.

Thank you.

Fredrick Nuosci
Doinic Nuosci
Bruno Nuoci
Aurelio Nuosci
Liliana Nuosci
Caterina Sorbara

15 Baldwin Avenue
Concord, Ontario
L4K 1E9
905--669-4479

C 7
COMMUNICATION

CW (PH) - SEP 9/15
ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 8:07 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I live at 70 Rockview Gardens. I am very opposed to this rezoning. I have a LARGE lot - that is the reason that I bought in this neighbourhood - for the large lots.

Please do not vote for this. Listen to the voice of the people.

Thank you

Cesare Bruno

Cesare Bruno
Angela Bruno
70 Rockview Gardens
Concord, Ontario
416-826-8410

C 8
COMMUNICATION

CW (PH) - SEPT 9/15
ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:59 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I have lived at 200 Southview Drive since 1966 and I am STRONGLY OPPOSED to this rezoning. I have always enjoyed gardening and maintaining my traditions - it is the reason that my husband and I bought THIS house. Cutting apart these lots will open the window for other people to chop up lots. This will mean that our neighbourhood will begin to look like a mixed up look place.

Please DO NOT support this rezoning.

Thank you,

Natalina Miranda

Fernando Miranda
Natalina Miranda
200 Southview Drive
Concord, Ontario
905-669-1739

C 9
COMMUNICATION
CW (PH) - <u>SEPT 9/15</u>
ITEM - <u>4</u>

From: Tony Bruni [mailto:tony@bruni.ca]

Sent: Monday, August 24, 2015 8:50 AM

To: Racco, Sandra; maurizio.vevilacqua@vaughan.ca; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; carol.birch@vaughan.ca

Subject: Re zoning of Baldwin Avenue

We are opposed to the rezoning of Baldwin ave. from RVI Old Village designation, to R2 .

This change would adversely effect our community in every way. Congestion ,Traffic, lack of parking at each

unit, causing numerous street parking .

Replacing two big houses with six.small ones would devalue our property.

We the Bruni lived here since 1979 and we do not wish our neighborhood to be ruined .

Sincerly

Tony & Faye Bruni

--

Thanks Tony Bruni

tony@bruni.ca

COMMUNICATION

CW (PH) - SEPT 9/15

ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:54 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

We live at 46 Keeleview Court and we love our neighbourhood. We are very involved seniors and we are concerned that this proposed rezoning will lower the property values in our neighbourhood. We survive strictly on our pension - it is a true concern. Also, we enjoy the large properties in the neighbourhood.

We are opposed to this rezoning!!

Please do not vote for this.

Gabriele DiNorscia

Gabriele DiNorscia
Anna DiNorscia
46 Keeleview Court
Concord, Ontario
905-738-0207

C 11
COMMUNICATION
CW (PH) - <u>SEPT 9/15</u>
ITEM - <u>4</u>

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 7:26 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

My husband and I have lived at 7 Baldwin Avenue (directly across the street from the proposed rezoning) since 1981. We are very opposed to the proposed rezoning. We bought our house because it didn't have anyone across the street.

Thank you.

Maria Minici

Luigi Minici
Maria Minici
7 Baldwin Avenue
Concord, Ontario
L4K 1B9
905-669-1574

C 12
COMMUNICATION
CW (PH) - SEPT 9/15
ITEM - 4

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 7:31 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above

I have lived at 19 Baldwin Avenue since 1982 - I LIVE RIGHT ACROSS THE STREET FROM THIS PROPOSED REZONING.

I am opposed to this rezoning because I don't want to have my community ruined by this terrible rezoning that they are trying to do.

We don't want our neighbourhood changed. We want the large lots we have.

Thank you

Antonio Franco
19 Baldwin Avenue
Concord, Ontario
L4K 1E9
906-669-1364

C 13
COMMUNICATION
CW (PH) - <u>Sept 9/15</u>
ITEM - <u>4</u>

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 7:36 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I am opposed to the rezoning because I have lived here and like my neighbourhood as it is. It's not right that they want to put 6 houses on 2 properties because it will mean more cars, more traffic and that's not what we have now.

Thank you.

Anita DeRose

Paul DeRose
Anita DeRose
37 Southview Drive
Concord, Ontario
L4K 2K8
906-669-4604

C 14
COMMUNICATION

CW (PH) - SEPT 9/15

ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:42 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To add addressed above,

I live at 43 Baldwin Avenue. I am opposed to the rezoning as noted above because the value of the properties will be lower in the area and because it will set precedence. I bought my home because it is a big lot - which includes a portion of land that is protected under the conservation land.

Thank you.

Gina Doldolea

Gina Doldolea - 416-301-2921

Daoud Klana - 416-559-4620

43 Baldwin Avenue

Concord, Ontario

L4K 1G2

C 15
COMMUNICATION

CW (PH) - SEPT 9/15

ITEM - 4

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]

Sent: Sunday, August 23, 2015 7:46 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

TO all addressed above,

I live at 141 Southview Drive and I am opposed to the proposed rezoning as noted above because it is bad for the neighbourhood. We are pensioners and I am concerned that this rezoning will lower the property values. My house is my investment. I pay so much money for my property taxes. Please don't vote for this.

Thank you.

Rino Mascarin

Rino Mascarin
Delfina Mascarin
141 Southview Drive
Concord, Ontario
L4K 2K9
905-669-1190

C 16	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]

Sent: Sunday, August 23, 2015 7:48 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: OPOPOSED TO OP.15.004 AND Z15.012

To all addressed above,

I am opposed to the proposed rezoning. I live directly across the street from the area - 36 Baldwin Avenue. I bought my house because there were large lots in the neighbourhood and I want it left as is.

Please do not let this rezoning happen.

Thank you.

Costantino DiMarco
36 Baldwin Avenue
Concord, Ontario
905-669-4829

From: Rose DiMarco [mailto:dimarcorose@gmail.com]

Sent: Monday, August 24, 2015 1:11 PM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol

Subject: Rezoning Application(Southview Dr and Rockview Gardens)

August 24, 2015
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, On L6T 1T1

TO: All Members of Council
RE: Plan Amendment Application File
No.OP.15.004 and Z.15.012

I am writing to you in concern of an application for six(6) town homes to be built on our community. The official Plan Amendment Application file is No.OP.15.004 and Z.15.012.

As you are aware the two properties in question are corner properties 23 Rockview Gardens and 10 Southview Drive on the southwest corner of Rockview Gardens and Baldwin Avenue and on the northwest corner of Southview Drive and Baldwin Avenue.

The community of Concord West has a long established history of "Old Village Residential" lots similar to those in the older Thornhill area.

In the past many have attempted to server our lots – the community has always remained firm zoned "Old Village Residential." I am concerned why this applicant has been addressed thus far. How strict are our bi-law zoning laws?

My parents have been a resident in this community since 1978. My husband and I since 1989. I live at 5 Baldwin Avenue facing the side lots of 10 Southview Drive and 23 Rockview Gardens. We purchased this house because of the open sprawl of land "open feel" aside Southview Park and across Southview Drive and Rockview Gardens. I choose to live in this community because of it's unique characteristic, not your basic cookie cutter sub-divisions in Vaughan. Keep the heritage in Concord West Old Village just like in keeping with Old Thornhill in Vaughan.

This letter is sent on behalf of all 5 residents in my home who are all opposed to this proposed development.

Thank you for continuing support to serve our community.

Rose DiMarco
Gabriel DiMarco
Anthony DiMarco
Victoria DiMarco
Anna Alonzi owner 43 Southview Drive)

5 Baldwin Avenue
Concord,ON
L4K 1E9

C 18
COMMUNICATION
CW (PH) - SEPT 9/15
ITEM - 4

From: Julie [mailto:j.seemann@rogers.com]

Sent: Tuesday, August 25, 2015 7:48 AM

To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Cino; Abramo, Jeffrey; Birch, Carol

Subject: proposed zoning by-law change

Good morning,

Concord West unique community should not be allowed to change the zoning by-law from R1V to R2. The majority of it's residents are against greedy money hungry individuals who want to disrupt this community. The proposal to build 6 homes on two existing ones is criminal. We hope that democracy, serving the majority population, still prevails here and stops this ridiculous proposal of changing the zoning by-law.

Sincerely,

George and Julie Seemann

34 Rockview Gardens, Concord

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 11:38 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rogati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OP.15.004 and Z15.012

COMMUNICATION	
CW (PH) -	<u>Sept 9/15</u>
ITEM -	<u>4</u>

Good evening,

During the course of the last two evenings I, together with Maria Bonfini (Treasurer with the CWRA), made ourselves available at the CWRA Senior's Club to send you emails on behalf of those seniors who are not able to send emails on their own - either a language barrier or a lack of a computer.

In total 25 emails have been sent. Each email was translated to the best of our abilities. I understand that your usual practice is to acknowledge each email. Feel free to acknowledge receipt of the bulk of emails by way of one email directed to this account.

We have also developed a Facebook account (Support Concord West Old Village Designation) and most homes in our neighbourhood are sporting a protest sign. I'm sure that you can appreciate the value of a lawn



sign.

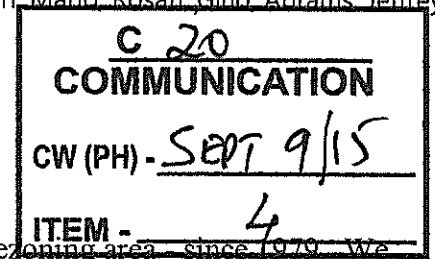
Should you have any questions, feel free to call me directly at 416-565-7087.

Thank you,

Cathy Ferlisi

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:56 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012



To all addressed above,

We have lived at 21 Baldwin Avenue - directly across the street from the proposed rezoning area - since 1979. We bought the house knowing that there were NO houses in front of us. There is no need for this rezoning except for selfishness on the part of the developer. It will become impossible to get out of our driveways safely and our property value will decrease. WE ARE STRONGLY OPPOSED TO THIS REZONING!!

Please DO NOT VOTE for this rezoning.

Thank you.

Benedetto Antonini

Benedetto Antonini
Giuseppina Antonini
Robert Antonini
Mauro Antonini
21 Baldwin Avenue
Concord, Ontario
905-669-7551

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:49 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rotolone, Silvio; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C-21	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

To all addressed above,

I have lived at 23 Keeleview Court since 1985. We bought our house here because of the large lots - it reminded me of Italy. I am very opposed to this rezoning - everyone will do this and the neighbourhood will never be the same.

Please do not vote for this rezoning.

Thank you.

Silvio Rotolone
23 Keeleview Court
Concord, Ontario
905-738-0249

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:45 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey
Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 22	
COMMUNICATION	
CW (PH) -	Sept 9/15
ITEM -	4

To all addressed above,

I have lived at 15 Keeleview Gardens since 1983 and I am very opposed to this rezoning. We don't need more houses here because it will bring more traffic and more problems to our neighbourhood. I am a pensioner and I don't want my house to have less value.

Please do not vote for this rezoning.

Thank you.

Nicola DiPaolo
15 Keeleview Court
Concord, Ontario
L4K 2A7

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:43 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 23	
COMMUNICATION	
CW (PH) -	Sat 9/15
ITEM -	4

To all addressed above,

I have lived at 45 Keeleview Court for 34 years and I am opposed to this rezoning. It will be bad for the neighbourhood.

Please do not vote for this rezoning.

Thank you.

Antonio Liberata
45 Keeleview Court
Concord, Ontario
906-669-2006

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:41 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 24
COMMUNICATION
CW (PH) - SEP 9/15
ITEM - 4

To all addressed above,

I have lived at 13 Southview Drive since 1986 - very close to this rezoning area. I bought in this neighbourhood because of the big lots. I am very opposed to this rezoning because it will be not safe at the corner of the street and because we don't want 6 houses instead of 2. This will change our neighbourhood in a negative way.

Please do not support this rezoning.

Thank you.

Matthias Untderlander

Matthias Untderlander
Elizabeth Untderlander
13 Southview Drive
Concord, Ontario
L4K 2K8

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:37 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 25	
COMMUNICATION	
CW (PH) -	SEPT 9/15
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To all addressed above,

We bought our house in 1979. We love our house and our neighbourhood. We bought here because of the large lots. We are pensioners and our house is our investment. If you split the lots it will lower our house value. We do not want this rezoning to happen. Please do not vote for this rezoning.

Thank you.

Giuseppe Viele

Giuseppe Viele
Eva Viele
55 Southview Drive
Concord, Ontario
L4K 2K8

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:34 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 26
COMMUNICATION
CW (PH) - SEPT 9/15
ITEM - 4

To all addressed above,

I have lived at 91 Rockview Gardens since 1998. We purchased our home because of the ~~estate sized lots and we are~~ strongly opposed to this proposed rezoning as it will not add any value to our neighbourhood. In fact, it will only add more traffic, more noise and more pollution.

I urge you to not support this rezoning.

Thank you.

Linda Giancola

Guido Giancola
Teresa Giancola
Linda Giancola
91 Rockview Gardens
Concord, Ontario
416-670-1715

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:30 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 27
COMMUNICATION
CW (PH) - Sept 9/15
ITEM - 4

To all addressed above,

I have lived at 127 Southview Drive since 1985 and I am very opposed to this rezoning because it will change the look and feel of the community. Where will the large lots go once they're all chopped up - they will be gone. Please listen to our voices and do not support this rezoning.

Thank you.

Cesil Nichols

Cesil Nichols
Valda Nichols
127 Southview Drive
Concord, Ontario
L4K 2K9

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:26 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 28
COMMUNICATION
CW (PH) - <u>Sept 9/15</u>
ITEM - <u>4</u>

To all address above,

I have lived at 2005 Highway 7 since 1967. We purchased our home in this community because of the large lots. I have always appreciated that the other councils supported us so that the lots were never split. I don't want the lots split now either. Please do not vote for this.

Thank you.

Sabino Catenacci

Sabino Catenacci
Agnes Catenacci
Onorio Catenacci
2005 Highway 7
Concord, Ontario
905-669-2064

Britto, John

From: Concord West <concordwestoldvillagedesig@gmail.com>
Sent: Monday, August 24, 2015 7:19 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

C 29
COMMUNICATION
CW (PH) - Sept 9/15
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To all addressed above:

I am opposed to this rezoning because it will change the complete look of the neighbourhood. I have lived in my home since 1988. If this is approved then all the other homes will split their lots too. It will be the beginning of the end for our neighbourhood.

Please do not vote for this.

Adino Venir
17 Southview Drive
Concord, Ontario
L4K 2K8
905-738-5887

Britto, John

From: Bartolomeo, Julia
Sent: Wednesday, August 26, 2015 11:37 AM
To: Britto, John
Subject: FW: OPPOSED TO OP.15.04 AND Z15.012

C 30
COMMUNICATION
CW (PH) - <u>SEPT 9/15</u>
ITEM - <u>4</u>

Further correspondence.

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]
Sent: Wednesday, August 26, 2015 10:02 AM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.04 AND Z15.012

TO all addressed above,

My family and I came to Concord in 1980. We purchased knowing that lots could not be divided, this is what appealed to us about the community and ultimately led to our decision to purchase. I want to ensure that the environment of the community is maintained as is. I am very opposed to this development change.

Thank you.

Dirce Mascherin
83 Rockview
905 669-1419

Britto, John

From: Bartolomeo, Julia
Sent: Wednesday, August 26, 2015 11:37 AM
To: Britto, John
Subject: FW: OPPOSED TO OP.15.004 and Z15.012

C 31
COMMUNICATION
CW (PH) - <u>SEPT 9/15</u>
ITEM - <u>4</u>

Further correspondence.

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]
Sent: Wednesday, August 26, 2015 9:53 AM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 and Z15.012

To all address above,

We moved to Concord in 1987. We are opposed to this proposed project because the proposed project would change the dynamic of the neighbourhood. The division of lots should be denied as has been the case in the past. We have worked extremely hard to maintain the old village feel of the neighbourhood, this should not be taken away.

Thank you.

Anna and Angelo Primomo
211 Southview Dr L4K 2K9
905 738-2124

Britto, John

From: Bartolomeo, Julia
Sent: Wednesday, August 26, 2015 11:38 AM
To: Britto, John
Subject: FW: OPPOSED TO OP.15.004 and Z15.012

C 32	
COMMUNICATION	
CW (PH) -	SEP 9/15
ITEM -	4

Further correspondence.

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]
Sent: Wednesday, August 26, 2015 9:55 AM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 and Z15.012

To all addressed above,

We moved here in 1981 because we love the big lots. We are against the development of these houses in our neighbourhood.

Thank you

Pasqua and Giuseppe Romolo
27 Southview Dr.L4K 2K8
905 660-9830

Britto, John

From: Bartolomeo, Julia
Sent: Wednesday, August 26, 2015 11:39 AM
To: Britto, John
Subject: FW: OPPOSED TO OP15.004 AND Z15.012

<u>c 33</u> COMMUNICATION CW (PH) - <u>Sept 9/15</u> ITEM - <u>4</u>
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Further correspondence.

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]
Sent: Wednesday, August 26, 2015 9:57 AM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP15.004 AND Z15.012

To all addressed above,

My name is Antonio Baldasini and I live at 168 Southview Drive. We are opposed to this development because the character of the community must be maintained.

Thank you.

Antonio and Giuseppina Baldasini
168 Southview Drive L4k 2L3
905 669-2176

Britto, John

From: Bartolomeo, Julia
Sent: Wednesday, August 26, 2015 11:40 AM
To: Britto, John
Subject: FW: OPPOSED TO OP.15.004 AND Z15.012

C <u>36</u>
COMMUNICATION
CW (PH) - <u>Sept 9/15</u>
ITEM - <u>4</u>

Further correspondence.

From: Concord West [<mailto:concordwestoldvillagedesig@gmail.com>]
Sent: Wednesday, August 26, 2015 10:00 AM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

To all addressed above,

We live at 11 Hillside Avenue since 1971 and we are very opposed to this change. We bought here because of the large lots and we do not want them divided.

Thank you.

Natalie D'orazio, Gabriel D'Orazio,
Giovanna D'orazio,
Gino D'Orazio and
Maria D'orazio
11 Hillside L4K 1W9
905 669-9260

<u>C 35</u> COMMUNICATION CW (PH) - <u>SEPT 9/15</u> ITEM - <u>4</u>
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From: Concord West [mailto:concordwestoldvillagedesig@gmail.com]
Sent: Wednesday, August 26, 2015 9:44 PM
To: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Abrams, Jeffrey; Birch, Carol
Subject: OPPOSED TO OP.15.004 AND Z15.012

My name is Ernesto Romano and I live at 50 Rockview Gardens since 1982. I am very opposed to this development in my neighbourhood. I live on a large lot and I do not want the lot split in this neighbourhood - it's the reason we moved here.

Thank you.

Ernesto Romano
Anna Romano
50 Rockview Gardens
L4k 2J6
905 738 0177

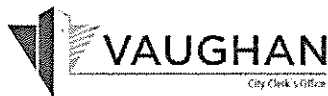
Britto, John

C 36-1

From: Abrams, Jeffrey
Sent: Thursday, August 27, 2015 1:39 PM
To: Britto, John
Subject: FW: File Numbers: OP.15.004 & Z.15.012
Attachments: Danny and Anna Caporrella Vaughan Letter.docx

C 36	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

Jeffrey A. Abrams
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Tel: (905) 832-8585 Ext. 8281
Fax: (905) 832-8535
jeffrey.abrams@vaughan.ca



From: Di Luch Family [<mailto:cdiluch@hotmail.com>]
Sent: Thursday, August 27, 2015 12:50 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Racco, Sandra; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol
Subject: File Numbers: OP.15.004 & Z.15.012

Please see the attached letter which are the comments of Danny and Anna Caporrella in regards to the subject file numbers. This is in respect of the application by Rexcon Construxion Corp and 1257665 Ontario Inc for an Official Plan Amendment and Zoning By-law Amendment to facilitate future severances at 23 Rockview Gardens and 10 Southview Drive.

C. Di Luch

C 36.2

Danny and Anna Caporrella
210 Southview Drive, Concord
L4K 2L3

**Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A1T1**

Dear Sir/Madam,

Subject: File Numbers OP.15.004 and Z.15.012
Rexcon Construxion Corp and 1257665 Ontario Inc.
Application for Official Plan Amendment and Zoning By-law Amendment

We are homeowners residing at 210 Southview Drive and are submitting comments in respect of the subject application for an Official Plan and Zoning By-law amendments to facilitate future severances at 23 Rockview Gardens and 10 Southview Drive.

Prior to commenting on the specifics of this particular application, we would like to draw your attention to the fact that the current zoning and permitted lot sizes on Southview Drive are inconsistent in that the south side of the street is zoned R3 with smaller lot sizes, while the north side of the street is zoned R1V with larger lot sizes. This existing contradiction has created inconsistencies in the aesthetic character of the neighbourhood and, in our opinion, is not in keeping with a uniform and coherent neighbourhood plan.

The subject application to rezone the properties and to create 6 lots with frontages ranging from 15.2m to 18.3m would create yet another exception in this neighbourhood patchwork which would solely benefit the applicant at the expense of existing residents and the existing community fabric. As a result, we are opposed to this isolated and specific change.

As an alternative however, we would respectfully submit for consideration that council should use this as an opportunity to create uniformity in the neighbourhood by rezoning all of Southview Drive from R1V to R2 Residential Zone. This would create consistency in all of the lot sizes on both north and south sides of the street and would treat equally and equitably all of the subject land owners. We believe that in the long run, this would allow the evolution of the entire neighbourhood in a manner that would be consistent with a longer term vision that meets local needs and makes sense for local people.

Please consider this broad rezoning request as an opportunity for Council to deliver a vision for an improved Southview Drive neighbourhood for all existing and future residents.

Regards,

Danny and Anna Caporrella

Cc:	Sandra Racco	Maurizio Bevilacqua	Michael Di Biase	Mario Ferri	Gino Rosati
	Jeffrey Abrams	Carol Birch			

Britto, John

From: Abrams, Jeffrey
Sent: Thursday, August 27, 2015 8:04 PM
To: Britto, John
Cc: Birch, Carol
Subject: FW: Opposed to Rezoning Southview/Rockview/Baldwin Ave

C 37
COMMUNICATION
CW (PH) - <u>SEPT 9/15</u>
ITEM - <u>4</u>

From: rinocc@rogers.com [<mailto:rinocc@rogers.com>]
Sent: Thursday, August 27, 2015 5:29 PM
To: Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>
Subject: Opposed to Rezoning Southview/Rockview/Baldwin Ave

I have lived in the area for twenty years. This area has been targeted on several occasions for a variety of reasons. We have had to fight to preserve what little we have here.

I am opposed to having the area rezoned. Please keep it as R1V-Old Village to maintain the integrity of the area.

C. Martino
Southview Drive

From: Anna Charlitti [mailto:anna_pc@rogers.com]
Sent: Monday, August 31, 2015 3:44 PM
To: Abrams, Jeffrey
Subject: Old Village Zoning

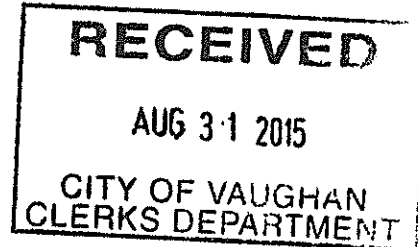
C 38	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

Hi Mr.Abrams, I just wanted to tell you that my husband and I are not I favour of changing the old village zoning. We believe that it will take away the uniqueness from our amazing area. Hopefully we will be able to keep the R1V old village zoning design.

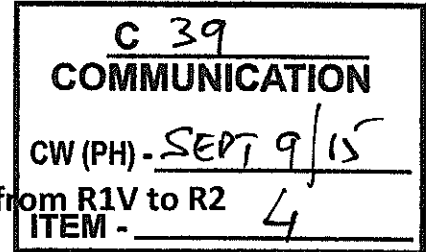
Thank you,
Mr.&Mrs. G Chiarlitti

C 39.1

August 20, 2015



Sandra Young Racco
Councillor Ward 4
City of Vaughan



Re.: Concord West Zoning By-law change from R1V to R2
File Name: Rexcon Construction Corp.
File Number: CP.15.004 and Z.15.012

Dear Sandra:

As you know this community is an older one that was established according to By-law 2523 concerning the Registered Plan 2468. The majority of the residents came to this community to raise a family away from a congested city. Their love for space, nature and tranquility had no price. We feel it would be very imprudent to start amending these By-laws.

We want to believe that council, which we helped to elect, are truly interested in the well-being of the ratepayers in each individual community as a whole and not favourable to a few individuals.

The erosion of the existing community is not the desire of the majority of the people living here. If we did not want this type of community then we certainly would not have moved here.

Our community is a place for family living and we do not intend it to become a place of profit for selfish and greedy reasons. Profit is made in building new communities not in destroying existing ones.

There was not even the slightest mention of the possibility of lot division when we moved here. The community should be left as it was originally outlined.

C39.2

Most of its residents have put a lifetime of labour, love and savings into it. They do not wish to have its beauty and their dignity tampered with by non-caring forces. We are and want to remain proud of our community.

No one in the right mind would approve the destruction of this beautiful community by allowing development fuelled by greed. Being mostly seniors, residents enjoy their gardens, eat organic food, teach their grandchildren how to grow their own food, and most of all we ensure that the youth remember their heritage. Doesn't our society want that, get people back to "the earth", grow their own organic food. The decision of a few people could potentially destroy all of this. How could that be allowed.

We can watch our grandchildren run in the back yards, the sun can shine through the windows of our homes, since space exists. Please don't allow us to be cooped up and enclosed by long-narrow houses over-shadowing each other on long narrow lots. We have delivered to you our position, we ask you to oblige us with a decision that accounts for our only investments: good homes and happy families.

Yours truly,



Teresa Panezutt

54 Rockview Gardens

c.c.: Mayor, Maurizio Bevilacqua
Regional Councillor, Michael DiBiase
Regional Councillor, Mario Ferri
Regional Councillor, Gino Rosati
City Clerk, Jeffrey Abrams
City Planner, Carol Birch



C 42	
COMMUNICATION	
CW (PH) -	SEP 9/15
ITEM -	4

Communication C42
Committee of the Whole (Public Hearing) – September 9, 2015
Item - 4

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 21

Concord West residents strongly oppose the proposed development by Rexcon Construction Corp. of six homes on Baldwin Avenue, Concord. We feel that our R1V Old Village Residential Zone protects our neighbourhood from destabilizing changes and minimizes impacts to the residents living in our community, many of whom have been here for more than 40 years. Our Concord West neighbourhood has a unique historical character which must be preserved and is not appropriate for intensification. We have faith to keep the present By-law.

A copy of the entire petition document containing a total of 3 pages is on file in the City Clerk's Office.

Britto, John

From: Abrams, Jeffrey
Sent: Friday, September 04, 2015 7:18 AM
To: Britto, John
Subject: Fw: CONCORD WEST----ZONING BYLAW AMENDMENT (FILE NO. Z.15.012)

C 43
COMMUNICATION
CW (PH) - SEPT 9/15
ITEM - 4

Sent from my BlackBerry 10 smartphone on the Bell network.

From: GABRIELLA MARCHIONE <diga@rogers.com>
Sent: Thursday, September 3, 2015 9:57 PM
To: Racco, Sandra; Maurizio.bevilaqua@vaughan.ca; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Abrams, Jeffrey; Birch, Carol; GABRIELLA MARCHIONE
Reply To: GABRIELLA MARCHIONE
Subject: CONCORD WEST----ZONING BYLAW AMENDMENT (FILE NO. Z.15.012)

RE: Applicant: Rexcon Construxion Corp. and 1257665 Ontario Inc
File Numbers: OP.15.004 and Z.15.012

Dear Hon. Mr Bevilaqua, , Ms Racco, Mr Di Biase, Mr Ferri, Mr. Rosati, Mr Abrams and Ms. Birch,

As residents of Concord West for over 50 years, it is disheartening to see that consideration is being given to the above mentioned proposal. Our community is unique in nature and one of the hidden treasures in the City of Vaughan. We want to maintain our "Old Village Designation" and are requesting no change be made to the zoning designation of our community.

By allowing this change in zoning by-law for one or two individuals, who will clearly benefit, we have yet to hear how our community will benefit. The proposed changes will:

- disrupt current property sizes and the uniqueness of the lots
- will not keep with the historical values we have enjoyed for decades and continue to fight to keep
- create congestion in an area that can not support the daily increased traffic created by the new dwellings
- allow future consideration of sub-dividing of lots within the community
- allow destruction of mature trees and greenery that have been maintained through hard labour

.....Again we ask, How does this benefit Concord West Residents?

Let's ask another question.....Will similar consideration be given if interior lot owners wish to sub-divide?

Why are laws and by-laws put in place? Why now should it be given consideration or be changed? If the residents of Concord West wanted a high density community, we would not have stayed or decided to purchase our homes in this community.

We chose this area, decades ago because of its uniqueness. We do not want a high density or a "cookie-cutter" community. We have made our sacrifices and accommodations to the fact that we may not have the amenities of newer communities but this is where we call "HOME". Would you want your community, a place you call HOME to drastically change?

I have personally been raised in the community and have chosen to raise my family here. When I drive home each day, I drive into a community that is like no other. That is quiet and peaceful, not one that is over crowded and noisy. My family has had the privilege of living in a community that is very unique and we don't want to see these drastic changes made. These changes are not enhancing or benefitting the community in any way.

Thank you! in advance for keeping our community as is!

Yours truly,

The Baldassini Family.....168 Southview Drive
The Marchione Family.....158 Southview Drive

Britto, John

From: Abrams, Jeffrey
Sent: Monday, September 07, 2015 4:00 PM
To: Birch, Carol; Britto, John
Subject: FW: File OP.15.004 and Z.15.012

C 44	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

For PH

From: AGMastro@aol.com [mailto:AGMastro@aol.com]

Sent: Monday, September 7, 2015 12:07 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Di Biase, Michael <Michael.DiBiase@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>

Cc: Birch, Carol <Carol.Birch@vaughan.ca>

Subject: File OP.15.004 and Z.15.012

Mayor Bevilacqua & Members of Council
City of Vaughan,
Maple, Ontario

TO: ALL THE ELECTED MEMBERS OF OUR COUNCIL

RE: File No. OP.1.04and Z.15.012

APPLICATION TO SUBDIVIDE TWO LOTS IN CONCORD WEST
BALDWIN/SOUTHVIEW/ROCKVIEW
KEELE AND NO. 7 AREA

My family moved on Hillside Ave. in 1981. The area has already changed a lot in our 34 years in the area. We have seen increases in traffic, noise and people investing considerable amounts of money, like myself, in buying the smaller homes and building much larger homes suited for the larger lots. Fortunately, during all this, we have been able to maintain the character of our community which provides us with the peace and tranquility that make up for the items and services that we lack in our neighbourhood. We, do not have immediate services available to us, such as libraries, pools, churches, community centres, schools, doctors' offices and all other good things that belong in or close to a residential neighbourhood.

Consequently, I, and I think for the majority of my neighbours that I have spoken to, officially oppose the above captioned applications to amend the official plan and the severance of the lots. I don't agree that this is a minor variance in that it wants to change the Official Plan and therefore should not be look at in its microcosm but in the larger scope of what is happening in the entire area of the Official Plan. Should this be looked at when the Official Plan is review in its entirety? Our present designation in the Official plan is Low-Rise Residential and in the zoning by-law we are zoned **R1V Old Village Residential** This should be maintained and in fact should be entrenched in any future OP review.

We have to protect the character of our small community and this type of proposed smaller lots in our area is not compatible with the existing and is changing the existing policies in the Low-Rise designation.

The smaller lots which have been allowed around our OLD VILLAGE designated area, have been allowed as a buffer from the industrial uses/noises to the south; the noise, pollution and activity from the roads, highways and uses to the north east, west and south which surround us.

Elected members the proposed changes are **totally unacceptable!**, deny this application and please send a clear message to the public that the Concord West, **R1V Old Village Residential zoning** is here to stay.

Yours truly,

Alfredo G. Mastrodicasa, P.Eng.

Britto, John

From: Abrams, Jeffrey
Sent: Monday, September 07, 2015 4:01 PM
To: Britto, John
Subject: FW: Sofficial plan amendment file OP.15.004
Attachments: Scanned from a Xerox multifunction device.pdf

C 45	
COMMUNICATION	
CW (PH) -	SEPT 9 / 15
ITEM -	4

-----Original Message-----

From: Josephine Mastrodicasa [<mailto:JMastrodicasa@arggroup.com>]
Sent: Monday, September 7, 2015 11:43 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Di Biase, Michael <Michael.DiBiase@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>; Birch, Carol <Carol.Birch@vaughan.ca>
Subject: FW: Sofficial plan amendment file OP.15.004

Good morning all

I have attached my letter in respect to this plan amendment.

I hope that we can count on your support.

Josephine

September 7, 2015

Mayor Bevilacqua and members of Vaughan Council
2141 Major Mackenzie Dr.
Maple, Ontario
L6A 3A3

ATTENTION: VAUGHAN COUNCIL

Dear Elected Members:

RE: OFFICIAL PLAN AMENDMENT FILE OP.15.004
ZONING BY-LAW AMENDMENT FILE Z.15.012

This letter will serve as our official opposition to the application to amend to the official plan to allow the severance of two lots on Balwin/Rockview/Southview for the following reasons:

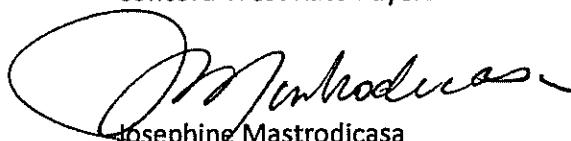
1. We believe that this kind of amendment is not a minor variance but in fact a change in the Official Plan. This kind of application is inappropriate and should only be done as part of a complete neighbourhood review (part of a 5 year official plan review).
2. The requested amendment to the official plan is to change the existing policies in the Low-Rise designation and not compatible with the existing homes in our area.
3. The residents of our area do not want the existing policies in the official plan changed. These policies were put into place to protect the character of our neighbourhood.
4. RIV Designation must be maintained.

Mayor Bevilacqua and Council members; please ensure that our much valued neighbourhood that has no amenities to accommodate more residents is left alone.

Looking forward to your support for our community

Yours truly,

Concord West Rate Payers



Josephine Mastrodicasa
President

Britto, John

From: Abrams, Jeffrey
Sent: Monday, September 07, 2015 4:03 PM
To: Britto, John
Subject: FW: official plan amendment file OP.15.004
Attachments: Scanned from a Xerox multifunction device.pdf

C <u>46</u>
COMMUNICATION
CW (PH) - <u>Sept 9/15</u>
ITEM - <u>4</u>

-----Original Message-----

From: Josephine Mastrodicasa [<mailto:JMastrodicasa@arggroup.com>]
Sent: Monday, September 7, 2015 11:45 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Di Biase, Michael <Michael.DiBiase@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>; Birch, Carol <Carol.Birch@vaughan.ca>
Subject: official plan amendment file OP.15.004

I have attached a letter from Mrs. Tiberini.

Please confirm receipt.

Thanks

Josephine

Sept. 5, 2015

Mayor Bevilacqua & Council Members
City of Vaughan,
Maple, Ontario

Dear Mr. Mayor and Council Members

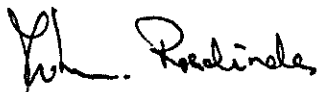
RE: APPLICATION TO SUBDIVIDE TWO LOTS IN CONCORD WEST
BALDWIN/SOUTHVIEW/ROCKVIEW
KEELE AND NO. 7 AREA

It is with great disbelief that we find our small neighbourhood being challenged once again to subdivide our lots. This recent application is not to divide one lot into 2 but in fact into 3 per lot. **Totally unacceptable!**

My family moved on Hillside Ave., 45 years ago. We have seen many changes to the area during our 45 years. Changes such as increased traffic, increased noise, smaller homes replaced by very large homes but during all this we have been able to maintain our larger lots to provide us with the much needed peace and tranquility to make up for the items that we lack in our neighbourhood. We, the residents, have no services such as libraries, pools, churches, community centres, schools, doctors' offices and all other good things that belong in a neighbourhood. However, we chose to stay and enjoy our little bit of heaven; our homes and our gardens.

This application is not acceptable to me or my neighbours. I together with my neighbours ask that this application to sever the lots be denied and that the special R1V zone maintained. Elected members, please send a clear message to the public that Concord West is not a place to go if you wish to live in a home with "cookie cutter" lots. There are many such areas to choose from in Vaughan. Concord West is not one of these subdivisions.

Yours truly,

A handwritten signature in black ink, appearing to read "Rosalinda". The signature is fluid and cursive, with a large initial "R" and "T" for the last name.

Rosalinda Tiberini
30 Hillside Ave.
Concord, Ontario
L4K 1X1



C 48	
COMMUNICATION	
CW (PH) -	SEPT 9 / 15
ITEM -	4

Communication C48
Committee of the Whole (Public Hearing) – September 9, 2015
Item - 4

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 168

Concord West residents strongly oppose the zoning change from R1V to R2, and not allowing to build 6 homes on present 2 lots.

A copy of the entire petition document containing a total of 16 pages is on file in the City Clerk's Office.

C 50	
COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

Support Concord West R1V Old Village Designation

Presentation to:
Committee of the Whole (Public Hearing)
September 9, 2015 7 pm
Prepared by: Cathy Ferlisi

Concord West – Rich in its history

- Our Community was developed in the early 1950's.
- Mr. Keffer – a farmer of the entire Concord West residential area - sold lots of land to individual families. Each home was independently built – *these are not cookie cutter subdivision homes.*
- The big lots attracted many families, who continue to this day their traditions, customs and love of the land.

Neighbours continuing their traditions.





Neighbours continue their traditions –
on their **LARGE** lots.

Surrounded yet desirable

Our community is bound by:

North – Hwy 7

West – Keele Street

East – CN Rail Lands

South – Hwy 407 ETR

Despite these facts, our community remains very desirable. It is *in spite* of our location – and precisely because of the *existing make-up* of our area, that buyers seek this area. Most of our neighbours have owned their homes for more than 30 years. Young families are moving in and building large, new homes or renovating existing gems.

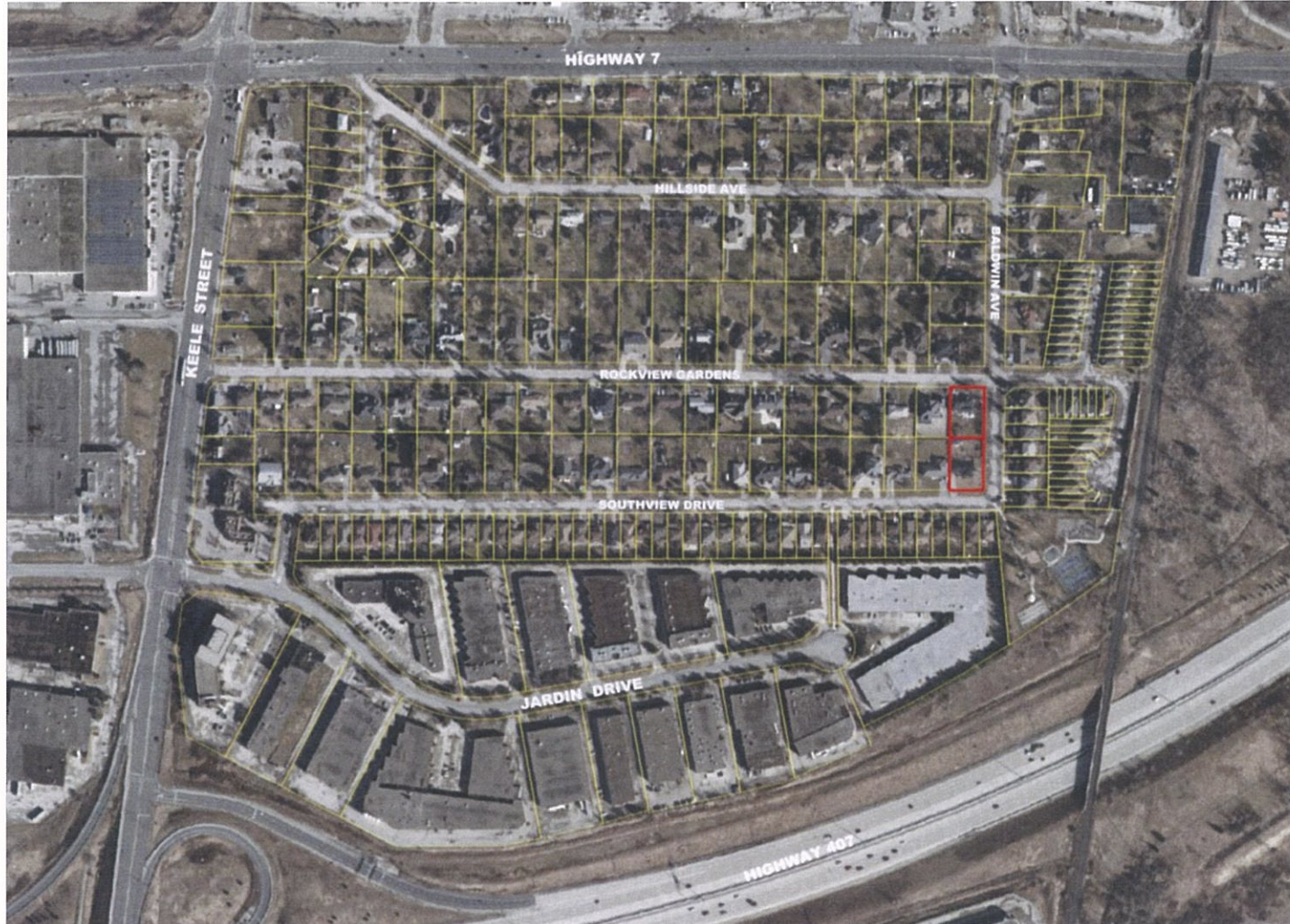
Large homes on Large lots.



Look at these prestigious homes



Our enclave of homes.



- Our neighbours have strongly declared their intentions to preserve the country feel of the neighbourhood by ensuring that the R1V lots remain unspoiled.
- To that end we are in the process of applying for “Heritage Area Status” for the residential area to solidify the R1V Old Village Residential land usage.

Our Community

- Consists of homes zoned R1V, R3 and R5.

(it should be noted that the R1V is the original Community and the R3,R5 are “buffer” construction which were placed to protect the R1V areas)

- Each of the changes in zoning within our community have natural breaks such as:
 - A road separates the zoning change on Southview Drive
 - A road closure at Baldwin Avenue and Rockview Gardens separates the zoning change at Gemma Court and Hartley Court

Current separation for zoning change

Southview Drive separates R1V from R3 zoning change.

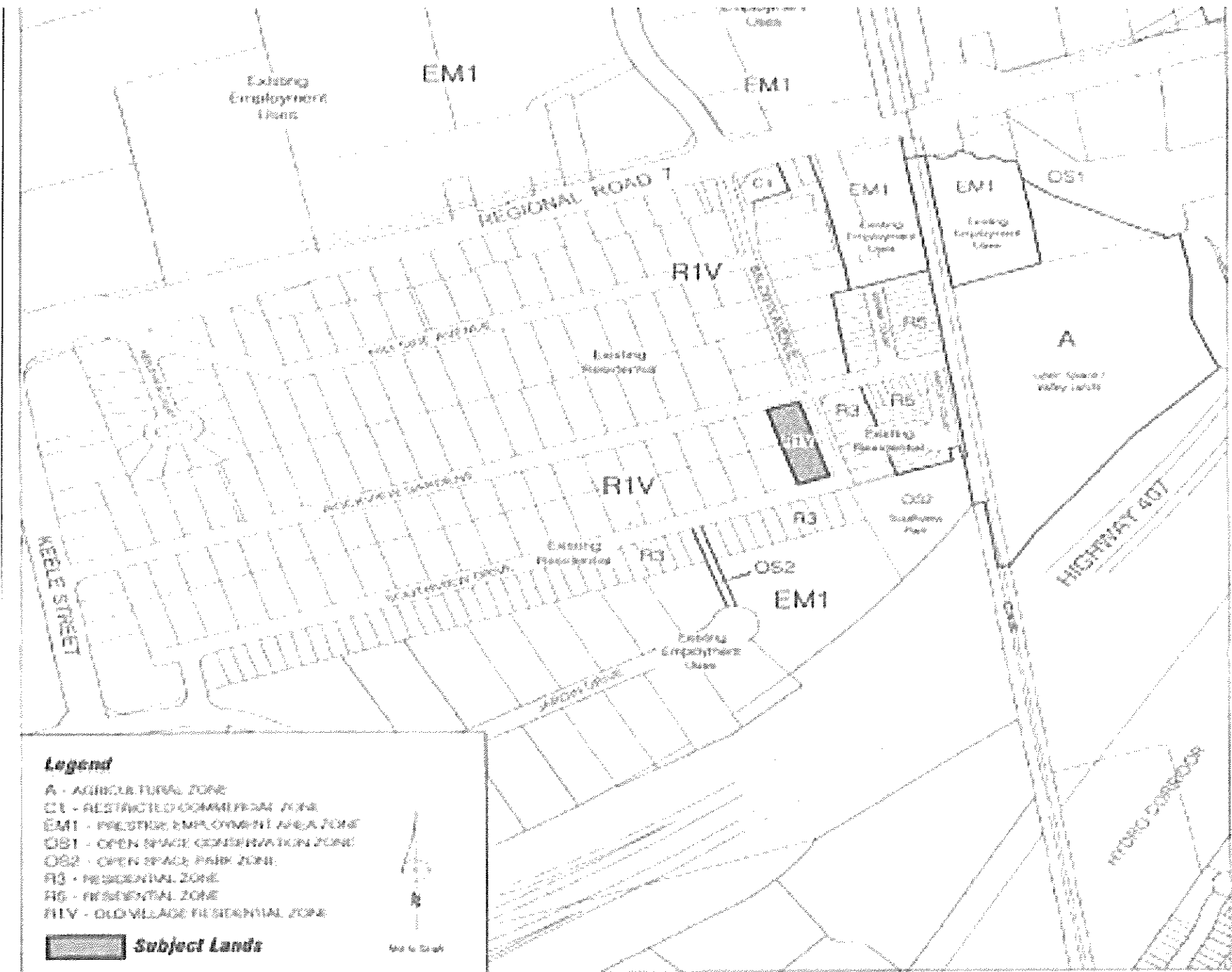


Road closure at Baldwin and Rockview separates R1 and R3 from R5 zoning change.



Proposed Change

- Both subject properties are currently zoned R1V
- Both subject properties are next to houses on Rockview Gardens and Southview Drive that are zoned R1V – in other words – they are an integrated part of the R1V area.
- There is **NO** natural break that would normally allow a potential rezoning such as:
 - Road break
 - Creek
 - Railway line, etc.



The City of Vaughan – OP 2010 Volume 1 – 2014 Office Consolidation

2.2.3 Community Areas

- *"Fundamental to Vaughan's Urban Structure is its communities. Woodbridge, Kleinburg, Maple, Thornhill, **Concord**....."*
- *"The policies of this plan will protect and strengthen the character of these areas. As the City grows and matures, these **Community Areas** will remain mostly stable. "*
- *"... change will be sensitive to, and respectful of, the existing character of the area."*

The City of Vaughan – OP 2010 Volume 1 – 2014 Office Consolidation

Section 2.2.3.2

- *"That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted....."*

Lot Pattern

- The current lot pattern in our R1V Community, and specifically on both the north side of Southview Drive and the south side of Rockview Gardens is strictly made up of lots of 100 or more foot frontages.
- The proposed lots range from 50 – 60 feet.
- Clearly, the proposed lots would be inconsistent with the current lot pattern.

This application for re-zoning **does not** respect, reinforce nor does it follow the lot pattern in the specific area of this neighbourhood.

R1V “OLD” Village Designation

According to the Zone Requirement Table –
Schedule ‘A’ to By-Law 1-88

- R1V – 30 m Minimum Lot Frontage
- R2 – 15 m Minimum Lot Frontage

Past Applications

- All past application requesting any splitting of lots – rezoning from R1V to R2 have been denied by past City Council.

Traffic and Safety

- The detrimental traffic impact caused by placing 6 driveways in such a small area, where there are no traffic controls, but there are 2 full 90 degree turns is a great concern.
- The distance of the most northerly and the most southerly driveways from each of the respective corners/turns are cause for concern about our resident's safety.

Traffic Issues

**90 degree corner @ Southview
and Baldwin**



**90 degree corner @ Rockview
and Baldwin**

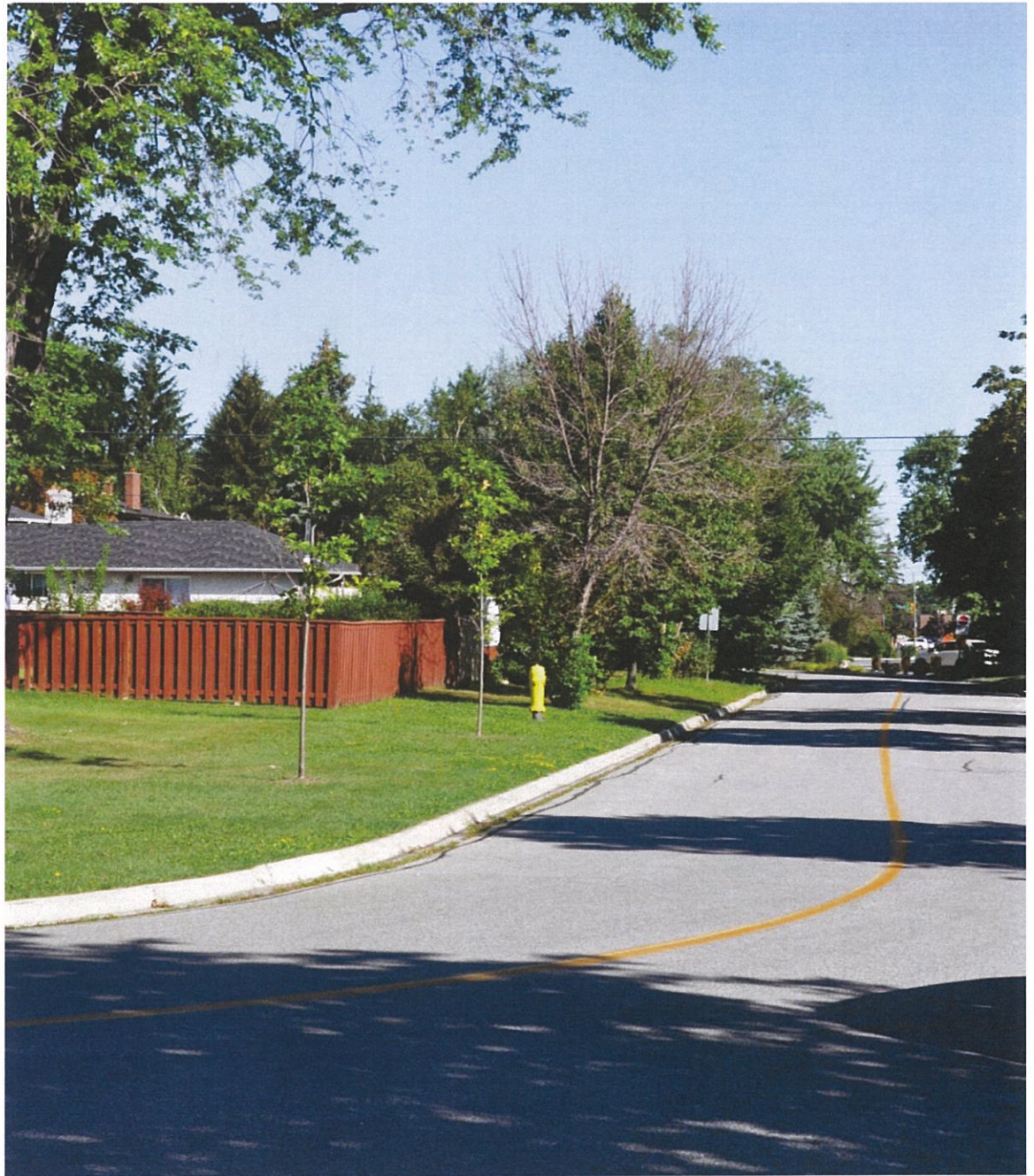


Traffic and Safety

- Vehicular access restricted and congested
- Water supply – water restrictions in the area
- Sewage Disposal – old lines
- With the potential of another 6 houses there will be:
 - Parking issues
 - Garbage collection issues
 - Snow removal issues

Parking issues

- During regular season, the City of Vaughan issues permits for use of Bocce field.
- Participants park along Baldwin Avenue and Southview Drive.
- Parking will become an issue if these 2 properties are re-zoned.



Precedent Setting

Any dismantling of R1V properties sets a legitimate and frightening precedent for further applications to subdivide additional larger lots; and the conversion and subsequent loss of our community's unique characteristics and long heritage in Vaughan.

It's up to you!

- It is disheartening that developers and speculators have the potential to altar the fabric of a charming, established neighbourhood such as ours. We urge City Council to appreciate the value of our distinctive neighbourhood before it is lost.
- Is the City of Vaughan's Council prepared to preserve the integrity of our community or are you willing to chip away at it? Once it's gone we can never get it back.

Conclusion

- Every similar attempt in the past has been rejected by council of the day, who recognized the consequences of such a change to our community, and we hope and expect that present day council will again respect and protect our heritage by maintaining our Old Village zoning, and vote to support the sentiments expressed in the City of Vaughan - Official Plan by rejecting this application.

4. **OFFICIAL PLAN AMENDMENT FILE OP.15.004 2015.26**
ZONING BY-LAW AMENDMENT FILE Z.15.012
REX-CON CONSTRUXION CORP. AND 1257665 ONTARIO INC.
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.004 and Z.15.012 (Rex-con Construxion Corp. and 1257665 Ontario Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 14, 2015
- b) Circulation Area: 150 m plus expanded polling area, as shown on Attachment #2, and to the Concord West Ratepayers Association
- c) Comments Received as of August 25, 2015:
 - i) Humphries Planning Group Inc., Chrislea Road, correspondence dated July 28, 2015, requesting notification of the Vaughan Committee of the Whole and Council meetings for these applications;
 - ii) Concord West Seniors Club, Keele Street, correspondence dated July 7, 2015, regarding a petition of objection citing perceived concerns that the subject lands are inappropriate for intensification and concern about preserving the historical character of the established Concord West neighbourhood;
 - iii) Seniors of Concord West, correspondence dated July 29, 2015, regarding a petition of objection and perceived concerns about increased traffic, the preservation of mature trees, approved intensification areas impact their community and additional intensification within the community is not appropriate, and compatibility with the surrounding community;
 - iv) C. Miceli, Southview Drive, correspondence dated July 6, 2015 and August 23, 2015, regarding an objection to the development proposal regarding the change to the lot orientation and the precedent that may be created to support additional lot severance applications in the Concord West neighbourhood. C. Miceli would also like to see additional parks in the community, and a road connection from Southview Drive to Regional Road 7;

- v) B. & M. Trasolini, Hillside Avenue, correspondence dated August 11, 2015, regarding an objection to the development proposal and the concern about the change to the character of the community, and negative financial impact on their property;
- vi) C. Ferlisi, J. Ferlisi, F. Ferlisi, M. Ferlisi, J. Ferlisi, Southview Drive, correspondence dated July 2, 2015, respecting an objection to the proposed reduction in lot size and the perceived negative impact to the community;
- vii) M. Bonfini, M. Bonfini, R. Bonfini, and T. Bonfini, correspondence dated August 16, 2015, respecting an objection to smaller lot sizes in order to protect the character of the R1V Old Village Residential community;
- viii) R. Maggiacomo, G. Maggiacomo, A. Filbrandt, I. Pellecchia, M. Pellecchia, M. Pellecchia, Rockview Gardens, correspondence dated August 15, 2015, respecting their objection to the development proposal and their concerns to protect the original village community, the precedent the development proposal would set to enable additional severances, perceived increased traffic, impacts to snow removal and garbage collection, strain on the existing sewer and water services, and that the development proposal does not comply with VOP 2010 policy;
- ix) R. Damico, G. Damico, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the smaller lot sizes, and preference to maintain the existing large lots;
- x) S. Bianchi, Keele Street, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and preference to maintain the existing larger lots that create a secluded and peaceful neighbourhood;
- xi) G. Virgioni, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and would like the existing large lots to remain;
- xii) C. Bruno, A. Bruno, Rockview Gardens, correspondence dated August 23, 2015, respecting an objection to the smaller lot size; purchased in this community for the large lots;
- xiii) N. Miranda, F. Miranda, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the smaller lot size, and concerned about the precedent that the development proposal would set to enable additional severances;
- xiv) G. DiNorscia, A. DiNorscia, Keeleview Court, correspondence dated August 23, 2015, respecting an objection to the proposal and the perceived negative impact to property values;
- xv) C. DiMarco, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like to see the existing large lots in the area remain;
- xvi) R. Mascarin, D. Mascarin, Southview Drive, correspondence dated August 23, 2015 respecting an objection to the proposal due to the perceived negative impact to property values;

- xvii) G. Doldolea, D. Klana, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal due to the perceived negative impact to property values and the precedent that may be set to enable additional severances;
- xviii) A. DeRose, P. DeRose, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the proposal due to the perceived increase in traffic;
- xix) A. Franco, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the existing large lots in the community to be maintained;
- xx) M. Minici, L. Minici, M. Minici, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the two large lots to be maintained so that their home does not face other homes;
- xxi) F. Nuosci, D. Nuosci, B. Nuoci, A. Nuosci, L. Nuosci, C. Sorbara, Baldwin Avenue, correspondence dated August 23, 2015, respecting an objection to the proposal; purchased their home because it did not face other homes; they feel this proposal would negatively impact their family;
- xxii) B. Trozzo, R. Trozzo, Southview Drive, correspondence dated August 23, 2015, respecting an objection to the proposal; would like the large lots to be maintained; and,
- xxiii) T. Bruni, F. Bruni, Southview Drive, correspondence date August 24, 2015, respecting an objection to the proposal, due to perceived traffic congestion, street parking problems, and reduced property values.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2, to facilitate future severances of two existing lots, together having 98.41 m of frontage on Baldwin Avenue to create 6 residential lots for single-detached dwellings consisting of lot frontages ranging from 15.24 m to 18.29 m and lot areas ranging from 507.1 m² to 602.5 m² along Baldwin Avenue, as shown on Attachment #3:

1. Official Plan Amendment File OP.15.004 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands designated "Low Rise Residential" and identified as "Community Area", including lot configuration and size, built form, and physical character of the surrounding developments.
2. Zoning By-law Amendment File Z.15.012 to rezone the subject lands from R1V Old Village Residential Zone (minimum 30 m frontages) to R2 Residential Zone (minimum 15 m frontages).

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located on the southwest corner of Rockview Gardens and Baldwin Avenue, and on the northwest corner of Southview Drive and Baldwin Avenue, municipally known as 23 Rockview Gardens and 10 Southview Drive, respectively, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010. The designation permits single detached dwellings and there is no associated density requirement.▪ VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria directs that new development is designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, proposed new development in an established “Community Area” shall pay particular attention to, but not limited to, local lot patterns, size and configuration, and existing building types with similar setbacks.▪ “Community Areas” are generally established within older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards, and lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscaped properties and streetscapes.▪ As the proposed infill development is located on and within a predominantly existing established large lot residential subdivision, the proposal does not address the compatibility criteria for new development within existing “Community Areas”, and therefore, an amendment to VOP 2010 is required. <p>Attachment #2 to this report shows smaller lot sizes in the vicinity, including directly to the east and south on lots zoned R3 Residential Zone (single detached on minimum 12 m frontages) and R5 Residential Zone (single and semi-detached on minimum 7.5 m/unit frontages), where the applicant will need to demonstrate through the Official Plan Amendment application the compatibility of the proposal with the existing neighbourhood fabric</p>

Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with minimum lot frontage of 30 m and lot area of 845 m². ▪ The Owners are proposing to rezone two existing single detached residential lots from R1V Old Village Residential Zone to R2 Residential Zone. The R2 Residential Zone in Zoning By-law 1-88 requires a minimum lot frontage of 15 m and a minimum lot area of 450 m² per unit. <p>The 6 proposed lots as shown on Attachment #3 exceed the minimum requirements of the R2 Residential Zone of Zoning By-law 1-88 as follows:</p> <ul style="list-style-type: none"> ▪ minimum lot frontages ranging from 15.24 m to 18.29 m; and, ▪ minimum lot areas ranging from 507.1 m² to 602.5 m². ▪ The Owners have not requested any amendments to the minimum development standards (e.g. building setbacks, height, etc.) of the R2 Residential Zone, and are proposing to comply in all respects. ▪ The Owners have submitted a Zoning By-law Amendment application to implement the proposed R2 Residential Zone and to facilitate the future creation of 6 lots for single-detached dwellings.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a "Community Area".

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Proposed Rezoning and Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands to facilitate the future creation of 6 lots for single detached dwellings, as shown on Attachment #3, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, minimum development standards, built form compatibility, and traffic impact.
c.	Functional Servicing Report	<ul style="list-style-type: none"> ▪ The Owners have submitted the following reports in support of the development proposal, which must be reviewed and approved to the satisfaction of the York Region Transportation and Community Planning Development and the Vaughan Development Engineering and Infrastructure Planning Services Department: <ul style="list-style-type: none"> ▪ Functional Servicing Report, 23 Rockview Gardens ▪ Functional Servicing Report, 10 Southview Drive
d.	Arborist Report and Tree Inventory	<ul style="list-style-type: none"> ▪ The Arborist Report and Tree Inventory, prepared by Graves Oak Tree Care Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Planning Department. ▪ The health of the trees and trees to be removed and preserved, and any addition of trees, will be reviewed and identified in the future technical report.
e.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report, prepared by MPlan Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Development Planning Department.
f.	Urban Design and Sustainability Brief	<ul style="list-style-type: none"> ▪ The Urban Design and Sustainability Brief, prepared by MPlan Inc., in support of the development proposal must be reviewed, to the satisfaction of the Vaughan Development Planning Department.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the subject development applications be approved through the Consent (Severance) Application process, the requirement for Cash-in-Lieu of Parkland Dedication to the City of Vaughan in accordance with the Planning Act and the City's Cash-in-Lieu Policy will be determined.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Future Consent Application	<ul style="list-style-type: none"> Should the subject development applications be approved, the Owners will be required to submit Consent Applications to the City of Vaughan for severance to create 6 lots for single-detached dwellings. The Owner must successfully obtain approval of the Consent Applications from the Vaughan Committee of Adjustment and satisfy any conditions of the Committee.
i.	Servicing	<ul style="list-style-type: none"> Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if the subject applications are approved. Should servicing capacity be unavailable, the lands will be zoned with the Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The development proposal has been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be identified and addressed when the technical report is considered. The Owners have requested York Region to exempt Official Plan Amendment File OP.15.004 from Regional approval, as the applications can be considered to be a matter of local rather than regional significance. On July 16, 2015, the York Region Development Review Committee considered this application and granted exemption from approval by Regional Council. Should Vaughan Council approve Official Plan Amendment File OP.15.004, the Regional exemption would enable the Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map & Expanded Polling Area
3. Conceptual Site Plan

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

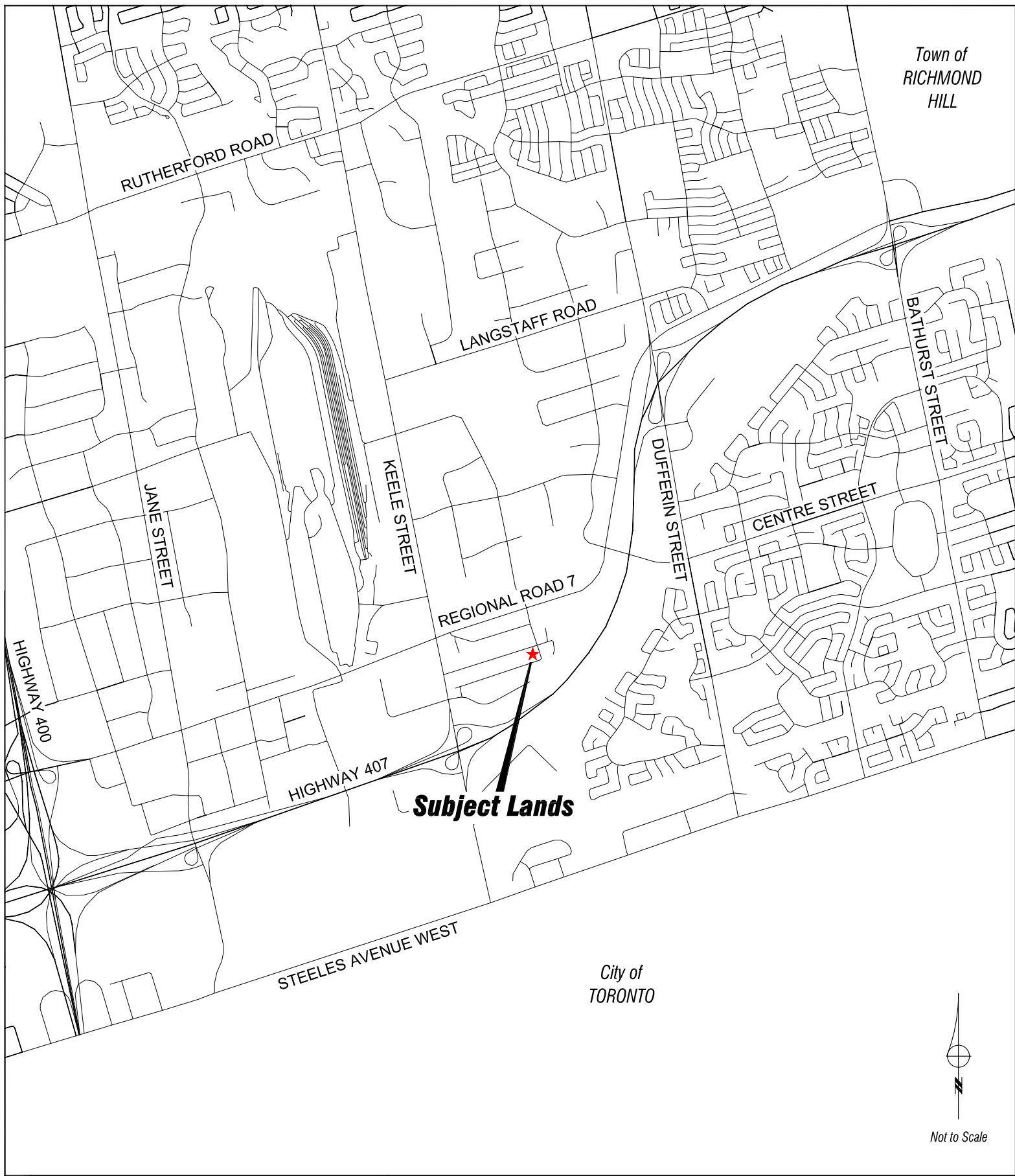
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG

MAURO PEVERINI
Manager of Development Planning



Context Location Map

LOCATION:
Part of Lot 5, Concession 3

APPLICANT:
Rex-con Construxion Corp. and 1257665 Ontario Inc.

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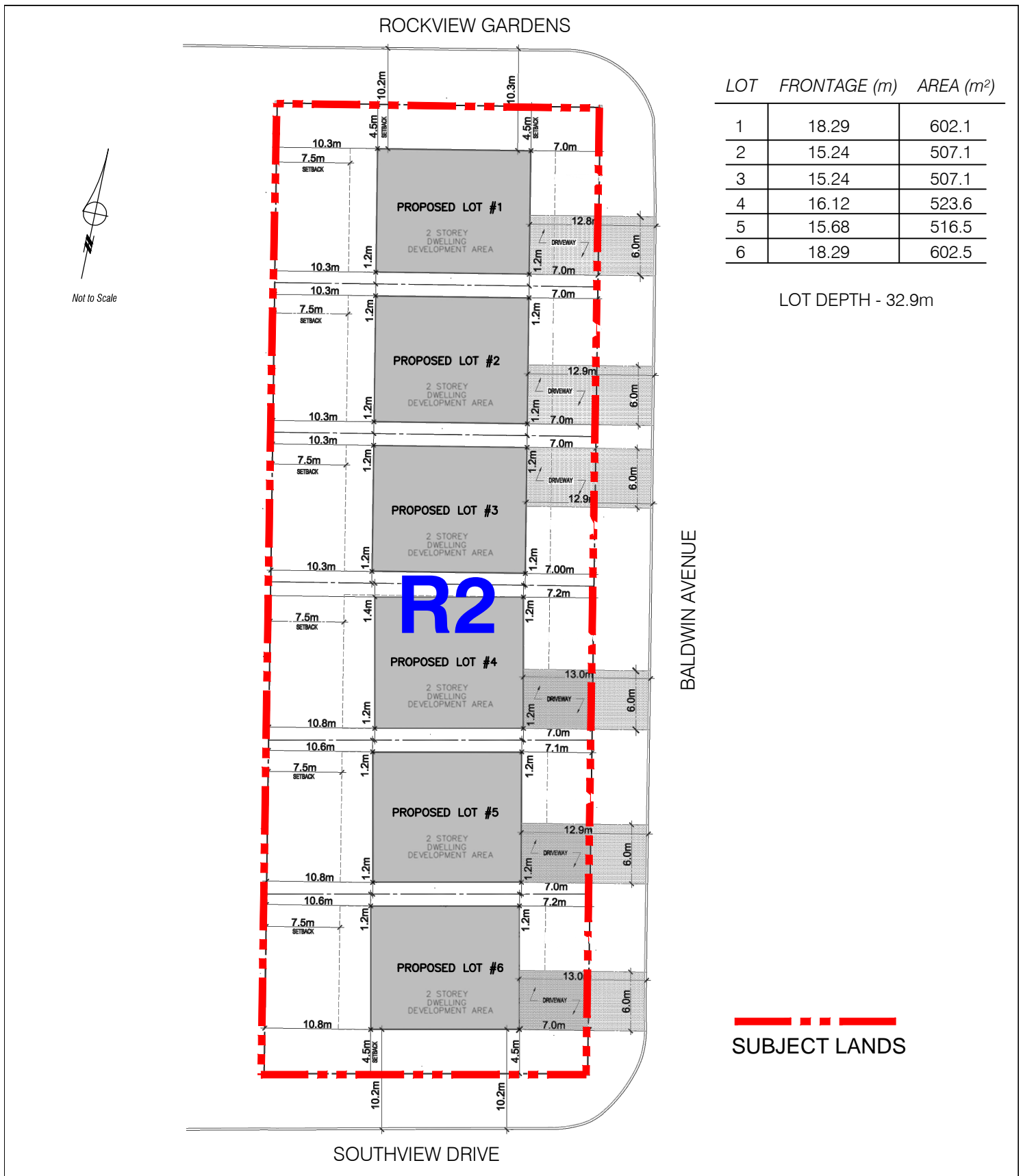


Attachment

FILES:
OP.15.004 &
Z.15.012

DATE:
September 9, 2015

1



Conceptual Site Plan

LOCATION:
Part of Lot 5, Concession 3

APPLICANT:
Rex-con Construxion Corp. and 1257665 Ontario Inc.

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Attachment

FILES:
OP.15.004 &
Z.15.012

DATE:
September 9, 2015

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